

Committee Members:

- Grant Russel, at large – Committee Chair
- Dennis Hellmann, Ward 2
- Tom Shindledecker, at-large
- Jim Slough, Ward 4
- Beth Warnecke, Ward 3

Staff:

- Matt Cordonnier, HRPC Director
- Judy Scrimshaw, HRPC
- Jacob Mercer, HRPC
- Erik Adkins, Findlay Zoning
- Wesley Jefferies, HRPC

Meeting Start Time: 12:00 PM**Meeting End Time:** 1:01 PM**Guests:**

- Chris Reinhardt, Casto/Turkey Hill – Applicant Item #1
- Angela Roth Tong, City Mission – Applicant Item #2

Agenda:

Call to Order

Roll Call

- Beth Warnecke was unable to attend

New Items

1. Alley Vacation – North/South Alley located west of Londonderry Street and south of Tiffin Avenue
 - This is another ‘paper street’; listed as ‘Bright Avenue’ on plat map
 - City Planning Commission approved this request

 - Motion: recommend vacation of Bright Avenue as requested (Russel / Slough)
 - Motion approved 4-0

2. West Main Cross Street Alley Vacation
 - Alley splits property owned by the City Mission
 - City Planning Commission approved this request
 - Per Angela Tong, City Mission looking to make the entire site one parcel
 - City Mission will be making the location of the recently razed house into a green space for their clients
 - Shindledecker expressed concerns that the alley runs from the river to near Donnell Middle School and is gets some usage. Vacating could limit their access to the alley.
 - Russel & Hellmann expressed concerns about recent issues related to the City Mission and some of their neighbors. Tong responded that the City Mission is actively working to resolve issues. Specifically, the freezer truck was moved to a different location on City Mission property.

 - MOTION: recommend approval as requested (Slough / Russel)

- Motion approved 3-1 (Shindledecker)

3. Madison Avenue Rezone

- Request to rezone to C-1 Local Commercial from R-3 Small Lot Residential
- Lot currently used for overflow parking for the applicant's business located across the street at 501 Madison Avenue
- City Planning Commission tabled this request to enable the applicants to investigate making the eastern most lot a parking lot while leaving the remaining two western most lots as R-3

- MOTION: table the request (Hellmann / Shindledecker)
 - Motion to table approved 4-0

4. Mass Street / Alley Vacation Report from HRPC

- Cordonnier presented HRPC's preliminary findings showing there are many potential vacation opportunities that would be seemingly noncontroversial/no-brainers
- There are even more potential vacations that would require further research, including property searches to determine ownership of parcels and on-site inspections to determine current usage of potential vacated streets/alleys
- Cordonnier suggested that HRPC continue further research into the less clear-cut cases; Russel countered that it might be prudent to instead focus next developing an overview of the communication plan, saying that this effort will be more difficult to communicate than the mass rezone effort in 2020.
- Cordonnier believes that most property owners are unaware that the land in question is an unvacated street or alley
- Cordonnier wondered how we would treat a specific vacation request where, for example, 15 of 16 adjacent property owners agreed to vacate. Because it is not unanimous, would we still vacate?
- Concerns about the cost / benefit of this effort was raised by Cordonnier & Russel.
- Committee agreed that HRPC would develop a draft communication plan for this effort and report back to the P&Z Committee at its next meeting.

Adjournment

- Meeting adjourned at 1:01 pm

Grant C. Russel

Grant Russel, Planning & Zoning Committee Chair